



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Lower Level Conference Room  
April 5, 2016 1:30pm

#### **4. APPLICATION: Mount Carmel Grove City Medical Center | Development Plan Amendment**

Project Number: 201603110014

Location: 5300 North Meadows Drive (040-004960)

Proposal: A development plan amendment to replace a staff-only parking garage with a surface lot, place fill dirt throughout the site, add a staff-only parking lot, and install a multi-use path along Grant Run

Applicant: Chris Lagana, Mount Carmel Health Systems, 6150 E. Broad Street, 3<sup>rd</sup> Floor, Columbus, OH 43213

#### **Relevant Code Section(s):**

- 1135.12, Zoning Districts and Regulations – Non-residential District Requirements
- 1136.06 Standards for Off-Street Parking Facilities
- 1136.09 Other Planting Requirements

#### **Project Summary**

The applicant is requesting approval of a development plan amendment to make various changes to the approved plans for the Mount Carmel Grove City Medical Center (CR-36-15). Proposed amendments include replacing the staff-only parking garage located east of the medical center with a surface lot, placing fill dirt throughout the site, adding a staff-only parking lot off the rear access drive, and installing a multi-use path along Grant Run south of Mount Carmel Lane.

#### **Site Plan**

The general configuration of the site will not change with the proposed amendment. All previously approved roadways and internal access drives will remain. Aside from parking lot reconfigurations, the primary change with the proposed amendment is the regrading of certain portions of the site. Detailed grading plans have been submitted showing the proposed changes. Much of the grading change will occur at the northeast corner of North Meadows Drive and Mount Carmel Lane. The applicant has indicated that future development on this portion of the site will need to be designed to accommodate the proposed grading, but that future access drives to this area will meet the City's standards. Materials also state that utilities affected by the proposed grading changes will be adjusted to the appropriate depths and will meet the same standards as previously approved.

The proposed location of the 8' multiuse path has been revised with the proposed amendment. The path remains in the open space area south of Mount Carmel Lane, along Grant Run, but has been realigned to connect with the sidewalk along Mount Carmel Lane before connecting to the sidewalk on North Meadows Drive.

### Parking

The previously approved staff-only eastern parking garage is proposed to be replaced with a surface lot, to contain 195 spaces. The elimination of this garage is contradictory to the Jobs Development and Incentive Agreement passed by City Council with C-96-15. The applicant has indicated that a modified agreement will be submitted to City Council for approval concurrent with the proposed plan amendment.

The center parking row within the replacement parking lot contains rows with 24 consecutive parking spaces, exceeding the 21 consecutive space requirement found in Chapter 1136. A deviation from this requirement was granted for parking lots as they were shown on the original development plan for the site. Staff recommends that a similar deviation be granted for the parking lots as shown on the proposed amendment.

The existing Ambulatory Facility parking lot is proposed to be extended east towards the internal access drive. 96 new spaces will be available in this area and will be designed to match the existing lot.

A new staff-only parking lot is proposed off the rear access drive, to contain 86 parking spaces. Due to its proximity to residential structures and visibility from Hoover Road, mounding is proposed on all sides of the lot with supplemental landscaping. This area was shown as open green space on the originally approved development plan for the area. Staff supports the proposed parking lot, as it is the least intense use for the area to be developed with, when compared to the impacts of a new structure or a curb cut and access drive off Hoover Road.

### Landscaping

A four-foot mound with supplemental landscaping is proposed around the new parking lot off the rear access road. Two rows of evergreen trees (Serbian Spruce) and supplemental deciduous trees are proposed on the north and south sides of the parking lot to screen the lot from the adjacent residential properties. A row of shrubs and four deciduous ("Greenspire Linden") trees are proposed between the lot and Hoover Road. To reduce the visibility of the parking lot from Hoover Road, staff recommends landscaping be installed to match the north and south sides of the lot: two rows of evergreen trees and supplemental deciduous trees.

The applicant is requesting a deviation from irrigation standards found in chapter 1136. Materials state that landscaping has been selected based on no irrigation in the area. Irrigation will be installed around buildings and "major view corridors."

During the review of project materials, staff recommended to the applicant that additional landscaping and a decorative fence be placed between the pond located at the northwest corner of Hoover Road and Mount Carmel Lane and the adjacent residential property to better separate the properties and soften the appearance of the pond. The applicant has indicated that Mount Carmel wishes to work with the adjacent property owner to reach a solution. Staff recommends that revised landscape plans be submitted to the city after an agreement is reached between the two parties.

### Building

No amendments are proposed to the previously approved structures on the site, aside from the removal of the eastern parking garage.

### **Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment with the following stipulations and deviations:

1. Any improvement not proposed for amendment as part of this application shall remain as originally approved by CR-36-15.
2. A modified Jobs Development and Incentive Agreement shall be submitted to City Council to address the elimination of the east parking garage.
3. A deviation shall be granted to allow parking lots to exceed the maximum of 21 consecutive parking spaces without a landscape peninsula or island, as shown on proposed amended plan sheets.
4. Two rows of evergreen trees (6' height at installation, installed 20' O.C. maximum) and 2" caliper small class trees (two per each 100 lineal feet of property line) shall be installed on the mounding between the proposed parking lot and Hoover Road.
5. Irrigation shall be installed as shown on sheet L-1.5 and shall be permitted to deviate from the standards of chapter 1136.